Davidson County DEEDWARR
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Fees:13.00 Taxes:492.10
20081126-0116093

WARRANTY DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2008

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Clifford G. Vaughn, Jr.	New Owner	Parcel ID:
2314 Ingleside Rd		09503008200
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

David A. Alessio and Beverly A. Wilson and Patricia A. Smith and Mark Alessio, Heirs of the Estate of Dallas Wayne Alessio

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto **Clifford G. Vaughn, Jr. and Pamela V. Vaughn, as tenants in common with right of survivorship,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 147 on the Plan of Merry Oaks, of record in Book 1835, pages 67 and 68, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dallas Wayne Alessio, unmarried, by deed from Gerald D. Wallace, Jr. and Amy L. Wallace, of record in Instrument 20080603-0056787, said Register's Office. The said Dallas Wayne Alessio now being deceased, leaving as sole heirs the Grantors herein.

This conveyance is subject to: (1) All matters appearing on the plan of record in Plat Book 1835, pages 67 and 68, said Register's Office, and (2) Restrictive Covenants of record in Book 416, page 145, Book 1846, page 109, Book 1855, page 377 and Book 1876, page 264, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2314 Ingleside Rd, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20th, 24th & 25th day of November, 2008.

David A. Alessio

Beverly A. Wilson

Patricia A. Smith

Mark Alessio

STATE OF TEXAS
COUNTY OF Denton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Alessio, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of November, 2008.

My Commission Expires: 2/9/2012 _____
Notary Public

Russ Bradshaw
Notary Public, State of Texas
My Commission Expires:
February 9, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David A. Alessio, Beverly A. Alessio, and Patricia A. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of November, 2008.

My Commission Expires: 1/24/09 _____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David A. Alessio, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of November, 2008.

My Commission Expires: 1/24/09 _____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.